

**MINUTES OF THE  
VINEYARD REDEVELOPMENT AGENCY  
BOARD MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
May 9, 2012 8:45 PM**

**PRESENT:**

Chairperson Randy Farnworth  
Boardmember Sean Fernandez  
Boardmember Norm Holdaway  
Boardmember Nathan Riley

**ABSENT:**

Boardmember Jeff Gillespie

**Staff Present:** Water Operator Sullivan Love, Recorder Debra Cullimore

**Others Attending:** Stewart Park of Anderson Development.

The Vineyard Redevelopment Agency Board held a regular meeting on May 9, 2012 starting at 8:45 p.m.in the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah.

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The meeting was called to order at 8:10 p.m.

**MINUTES REVIEW AND APPROVAL** – The minutes of the meeting of March 14, 2012 were reviewed.

BOARDMEMBER RILEY MOVED TO APPROVE THE MINUTES OF THE MEETING OF MARCH 14, 2012. BOARDMEMBER HOLDAWAY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**BUSINESS ITEMS:**

***1.1 Discussion – RDA Streetscape Landscaping Alternatives.** Greg Graves of JUB Engineers will present street scape alternatives and cost estimates for road projects in the RDA area. Street scape improvements are planned to be completed as part of RDA roadway projects as far as revenues are available.*

Mr. Overson introduced Mr. Graves and invited him to give a presentation regarding streetscape improvement alternatives. Mr. Graves explained that streetscape improvements help define the “personality” of a community. He noted that determining the scale of the streetscape is essential to creating the appropriate feel for cars or pedestrians. He clarified that the size of trees typically sets the scale. He presented a scale drawing of a car scale streetscape and a pedestrian scale streetscape.

Mr. Graves went on to present information specific to various levels of streetscape options. He explained that minimal landscaping would include materials such as gravel or pavement with low to moderate installation and maintenance costs and low aesthetic appeal. He presented photographs of minimal landscaping options which include gravel or paved areas, as well as grass and shrub areas, as well as xeroscape options.

Mr. Graves presented estimated installation and maintenance costs for landscaping options as follows:

Installation –

- Fabric and rock - \$1.50 per sq. ft.
- Paved – \$6.50 sq. ft.
- Grass – \$2.20 sq. ft.
- Grass and trees – \$3.25 sq. ft.
- Shrubs – \$4.81 sq. ft.
- Shrubs and trees – \$5.86 sq. ft.

Maintenance –

- Rocks - .25 sq. ft.
- Grass - .75 lin. ft.
- Shrubs - .75 lin. ft.

Mr. Graves observed that there a number of landscaping options which can include a combination of various components which control installation costs as opposed to maintenance costs. The Board discussed their desire to select consistent design components throughout the development to create a cohesive and unique appearance. The Board will work with the property owner to finalize plans for streetscape improvements in the RDA area.

**1.2 Discussion and Action - RDA Management Committee.** *The Board will discuss and possibly act to establish an RDA Management Committee. The Committee will be responsible for day to day decision making regarding RDA projects. The Board will also establish a threshold of decision making authority, and what issues will be addressed by the full RDA Board.*

Chair Farnworth suggested that he, Mr. Church and Boardmember Riley meet with Laura Lewis of Lewis, Young Robertson and Burningham to discuss the scope of authority and responsibilities of the RDA Management Committee. The Board will consider this issue further at a future meeting.

**1.3 Discussion and Action – Tentative Fiscal Year 2012- 2013 Tentative RDA Budget.** *Staff will distribute the Tentative Budget document for fiscal year 2012/2013. The Board will review and possibly act to accept the Tentative Budget. The budget will be reviewed and discussed during the May 23, 2012 and June 13, 2012 meeting, with approval of the final budget scheduled during a public hearing to be held June 13, 2012.*

Boardmember Riley reviewed the Tentative RDA Budget for fiscal year 2012-2013. He noted that the final budget will include more specific line items rather than the general information which is included in the Tentative Budget. Chair Farnworth noted that budget includes revenues in tax increment and bond proceeds. He called for further comments or discussion from the Board. Hearing none, he called for a motion.

BOARDMEMBER RILEY MOVED TO ACCEPT THE RDA TENTATIVE BUDGET AS PRESENTED, AND TO SCHEDULE A PUBLIC HEARING TO APPROVE THE FINAL BUDGET ON JUNE 13, 2012. BOARDMEMBER HOLDAWAY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

Mr. Overson reported to the Board that seventeen contractors have submitted pre-qualification packets for the RDA construction projects. He explained that qualified contractors will be invited to bid on the project, with the bid award anticipated on May 23, 2012.

**ADJOURNMENT** – The meeting of the Vineyard Redevelopment Agency was adjourned at 9:35 p.m. The RDA Board will schedule future meetings as necessary.

**MINUTES APPROVED ON – July 11, 2012**

**CERTIFIED CORRECT BY** \_\_\_\_\_  
**D. CULLIMORE, TOWN CLERK/RECORDER**